



**City of Austin**  
**Neighborhood Housing and Community Development**  
**Cost/Benefit Analysis**

**Paddock at Fiskville Apartments**  
10017 Middle Fiskville Rd

**Agenda Item # 74**

Conduct a public hearing and consider a resolution supporting an application to be submitted to the Texas Department of Housing and Community Affairs by LDG Development, or an affiliated entity, for a proposed affordable multi-family development to be called the Paddock at Fiskville Apartments, located at 10017 Middle Fiskville Road, in Austin, Texas.

Property Name	<b>Paddock at Fiskville Apartments</b>			
Property Address	<b>10017 Middle Fiskville Rd, Austin TX 78753</b>			
Council District (Member)	<b># 4 (Casar)</b>			
Census Tract and Block Group	CT 18.33 BG 3			
Units	Affordable:	216	Total:	216
Affordability Period/Period Ends		30 years	% Affordable:	100%
Estimated Total Project Cost	\$32,446,378			
Requested Funding Amount	Not Applicable			
Funding Amount Per Unit	Not Applicable			

**Benefits/Qualitative Information**

LDG Development is planning a 216-unit new construction development located at 10017 Middle Fiskville Road, which would be 100% affordable to households with incomes at or below 60% Median Family Income (MFI), currently \$46,080 for a 4-person household. The development, to be known as Paddock at Fiskville Apartments, is proposed to be partially funded with 4% Low Income Housing Tax Credits.

**Project Attributes**

- No AHFC funding is being requested.
- The project will be 100% affordable to households with incomes at or below 60% MFI.
- Units reserved for seniors 55 and older.
- The unit mix will include:
  - o 74 1-bed/1-bath units, ranging in size from approximately 685 to 805 square feet;
  - o 134 2-bed/1-bath units, ranging in size from approximately 969 to 975 square feet;
  - o 8 2-bed/2-bath units, approximately 1,038 square feet.
- Amenities will include a pool, clubhouse, gazebo, computer lab, and garden area.

Walk Score <sup>1</sup>	32 (car-dependent)		
Bike Score <sup>1</sup>	36 (somewhat bikeable)		
Transit Score <sup>1</sup>	37 (some transit)		
Opportunity Index <sup>2</sup>	Education: <b>VERY LOW</b>	Housing & Environment: <b>MODERATE</b>	Economic & Mobility: <b>VERY HIGH</b> Comprehensive Index: <b>LOW</b>
School Accountability Rating (2015) <sup>3</sup>	Elementary: Graham (met standard)	Middle: Dobie (improvement required)	High: Reagan (met standard)














<i>Information Below by Census Tract</i>			
Number of Jobs <sup>4</sup>	1,796		
Median Family Income (MFI) <sup>5</sup>	\$49,293		
Number of Moderate Income Households <sup>5</sup>	1,275		
Number of Low Income Households <sup>5</sup>	805		
Percentage of Moderate Income Households with Substandard Housing or Overcrowding <sup>5</sup>	15%		
Percentage of Low Income Households with Substandard Housing or Overcrowding <sup>5</sup>	21%		
Percentage of Severely Cost Burdened Moderate Income Households <sup>5</sup>	46%		
Percentage of Severely Cost Burdened Low Income Households <sup>5</sup>	73%		
Number of Owner Units <sup>5</sup>	14% affordable to 50% MFI	32% affordable to 80% MFI	44% affordable to 100% MFI
Number of Rental Units <sup>5</sup>	0% affordable to 30% MFI	12% affordable to 50% MFI	76% affordable to 80% MFI

Sources: <sup>1</sup> Walkscore.com, <sup>2</sup> Kirwan Institute, Central TX Opportunity Maps, <sup>3</sup> Texas Education Agency, <sup>4</sup> US Census, On the Map (2013), <sup>5</sup> HUD CPD Maps (using 2007-2011 ACS data)



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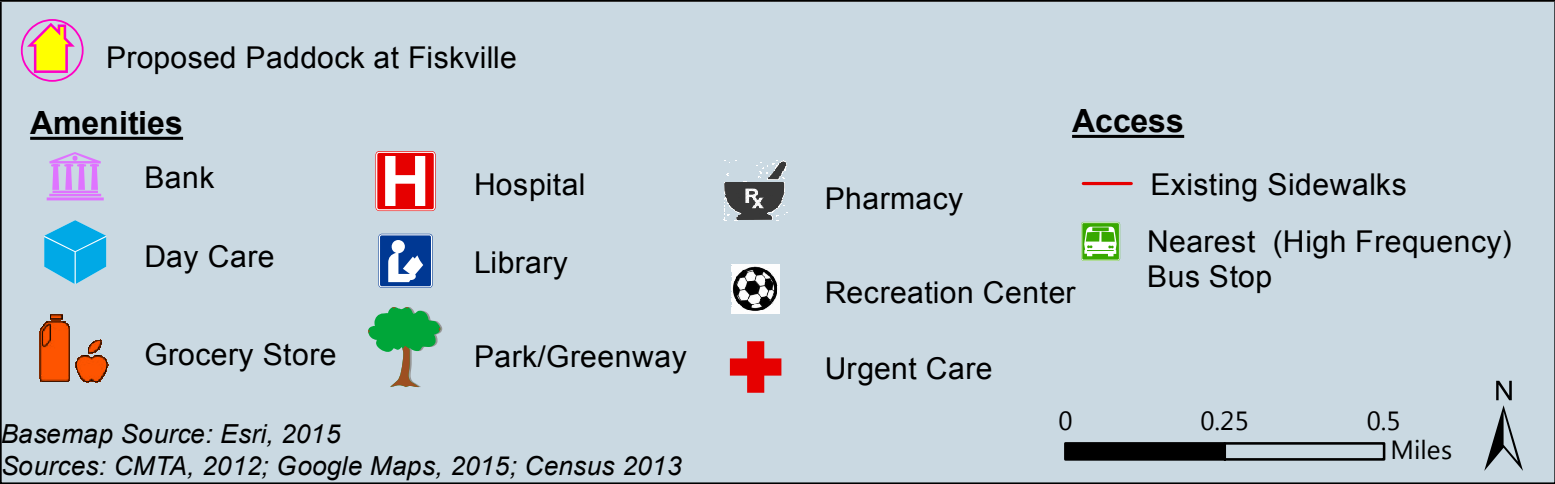
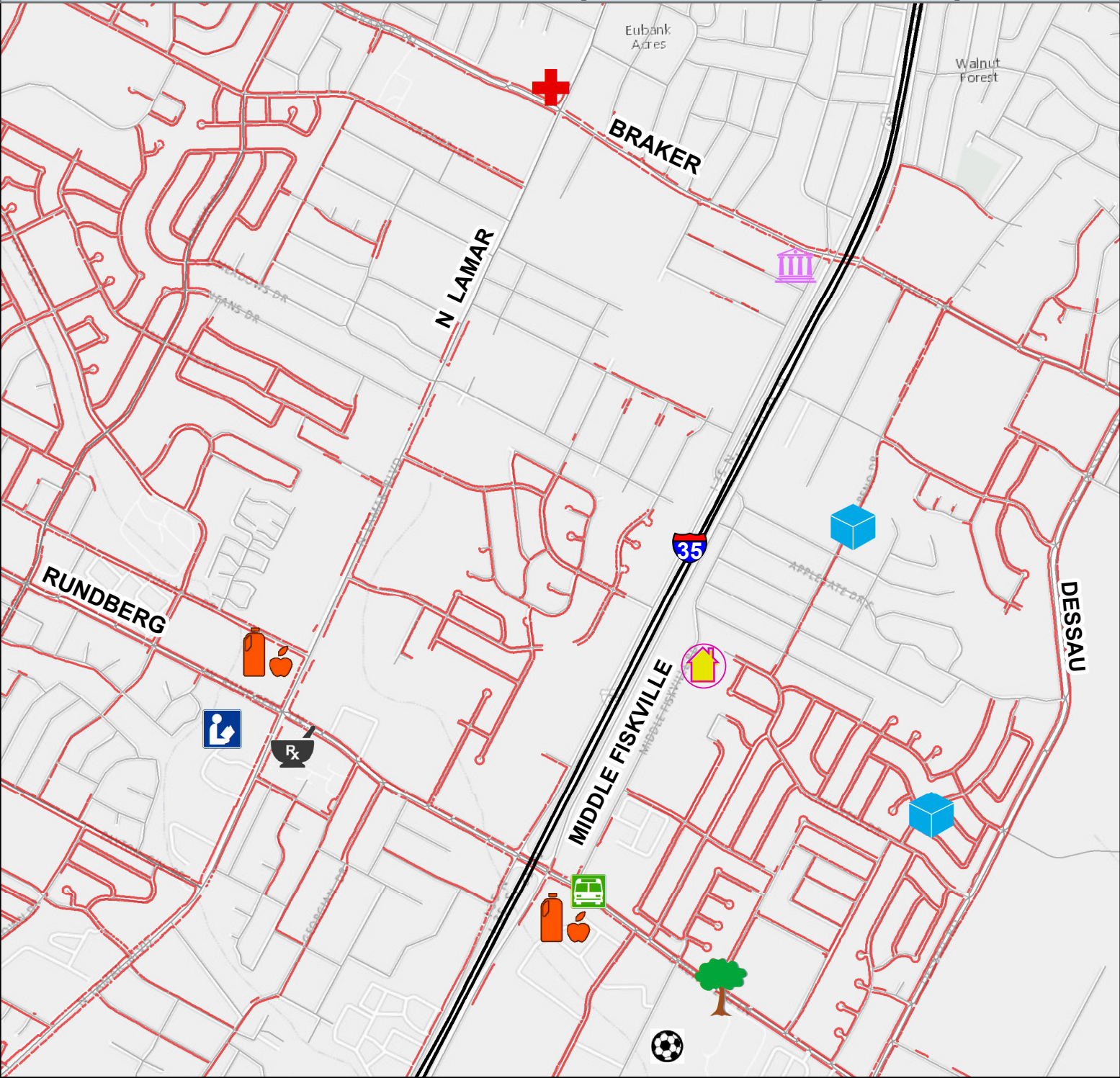
Healthcare		Clinic/Urgent Care: MinuteClinic
		Hospital: St David's North Austin
		Pharmacy: Walgreens
Education		Day Care: Holy Word Lutheran School
		Day Care: Janie's Day Care
		Elementary School: Graham
		Middle School: Dobie
		High School: Reagan
		Library: Little Walnut Creek Branch
Transportation		Nearest Bus Stop
		Nearest High Frequency Transit Line Stop
		Nearest Bike Share
		Nearest Train Station: Crestview
Other Amenities		Bank: Wells Fargo
		Grocery Store: HEB
		Grocery Store: Tienda Mexicana
		Grocery Store: Africarib Market
		Park: Gusatvo "Gus" Garcia District Park
		Community/Recreation Center: Gus Garcia Recreation Center

Approx. Distance	Address	Transit Routes			
		Route	Estimated Trip Length	Transfers	Total Walking Distance (approx)
1.7 mi	11300 N Lamar Blvd	392	23 min	0	0.9 mi
5.2 mi	12221 N MoPac Expy	392 & 240	51 min	1	0.9 mi
1.4 mi	9307 N Lamar Blvd	325	20 min	0	0.8 mi
0.6 mi	10601 Bluff Bend Dr				
0.9 mi	10001 Faylin Dr				
1.4 mi	11211 Tom Adams Dr	392	20 min	0	0.9 mi
1.0 mi	1200 E Rundberg Ln	325	15 min	0	0.6 mi
3.6 mi	7104 Berkman Dr	325 & 7	37 min	1	0.9 mi
1.5 mi	835 W Rundberg Ln	325	19 min	0	0.6 mi
0.6 mi	838 Rundberg/Middle Fiskville	10, 325			
0.6 mi	838 Rundberg/Middle Fiskville	325			
7.3 mi	1881 Congress Ave	10	58 min	0	0.8 mi
3.5 mi	6920 N Lamar Blvd	801	35 min	0	1.3 mi
1.1 mi	11212 N IH 35	392	20 min	0	0.9 mi
1.4 mi	9414 N Lamar Blvd	325	20 min	0	0.7 mi
0.6 mi	825 E Rundberg Ln				
0.6 mi	825 E Rundberg Ln				
1.0 mi	1201 E Rundberg Ln	325	14 min	0	0.6 mi
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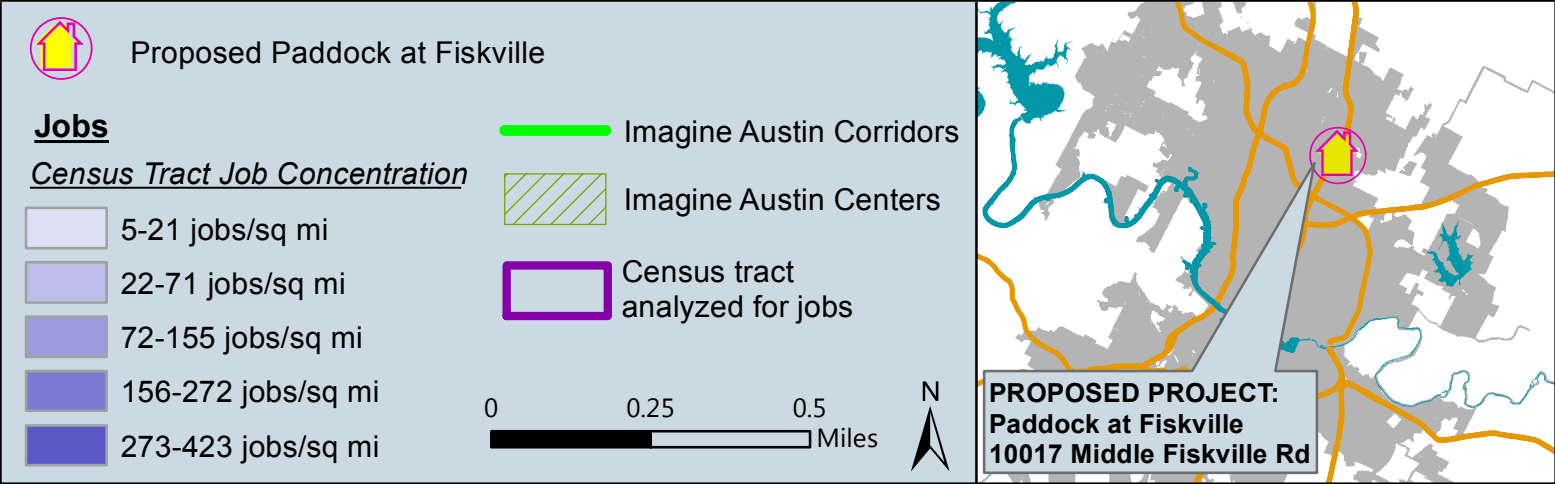
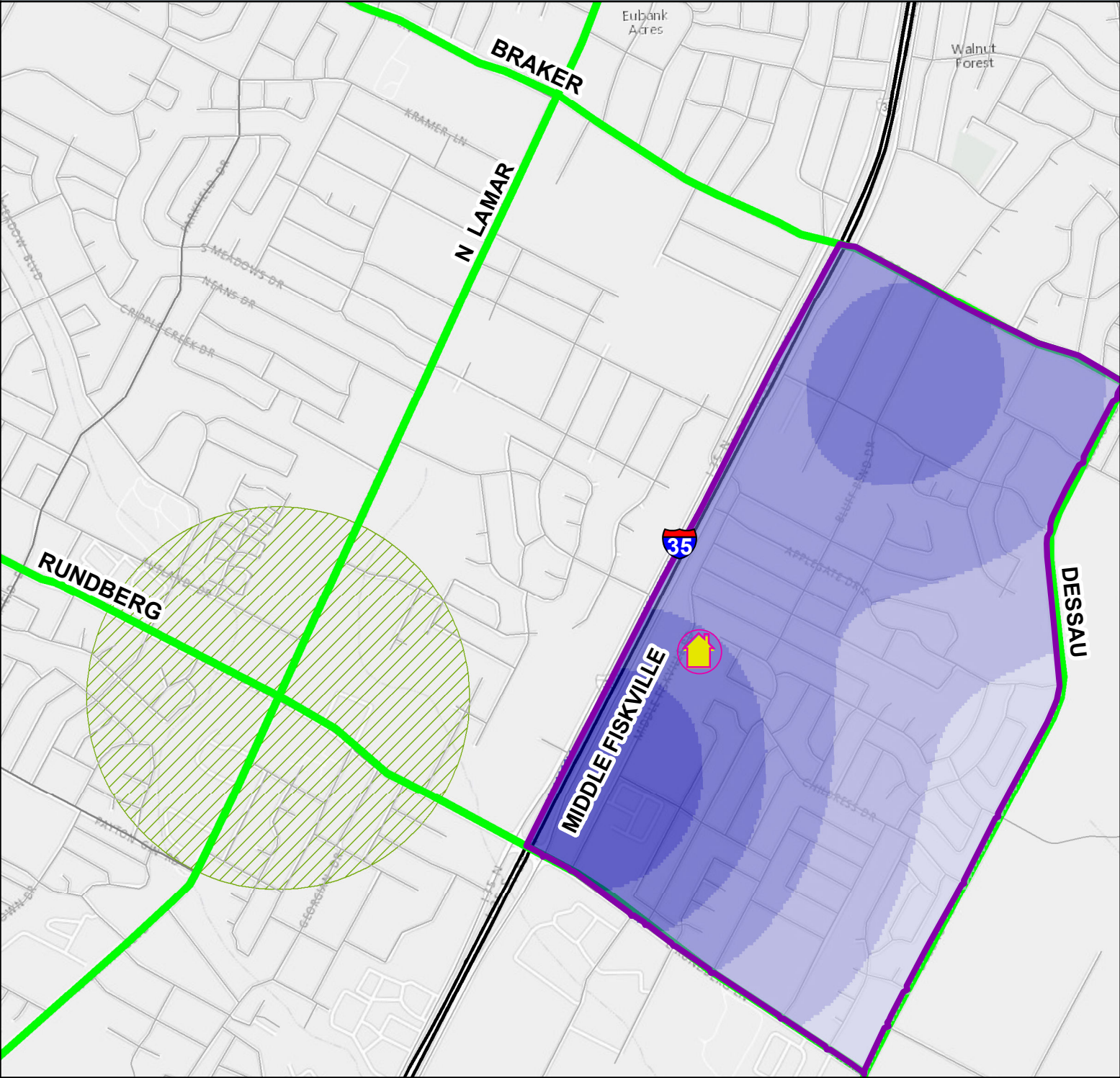
Source: Google Maps



Amenities and Access Near Proposed Housing Development

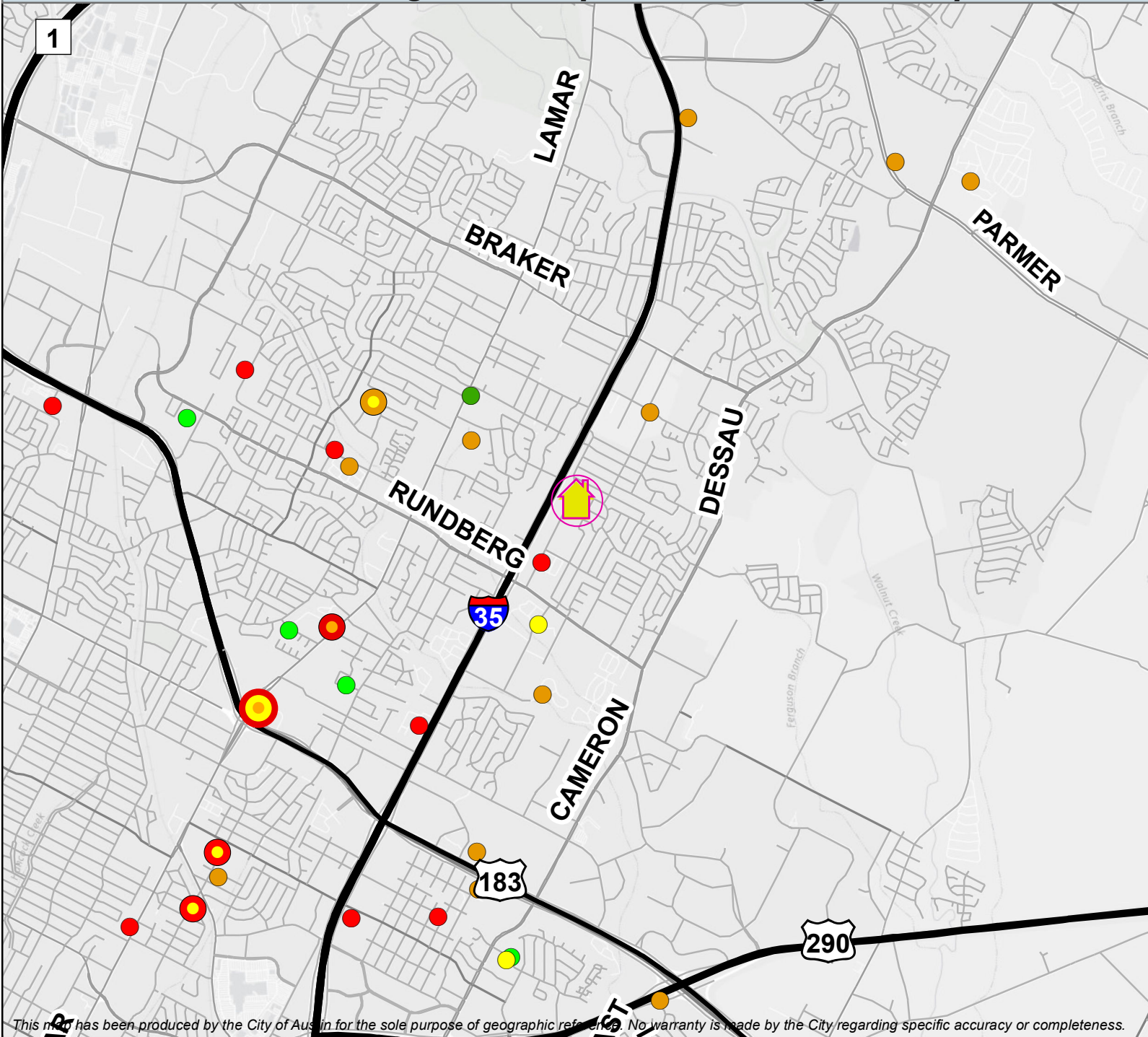


Employment Near Proposed Housing Development





# Subsidized Housing Near Proposed Housing Development



Proposed Paddock at Fiskville

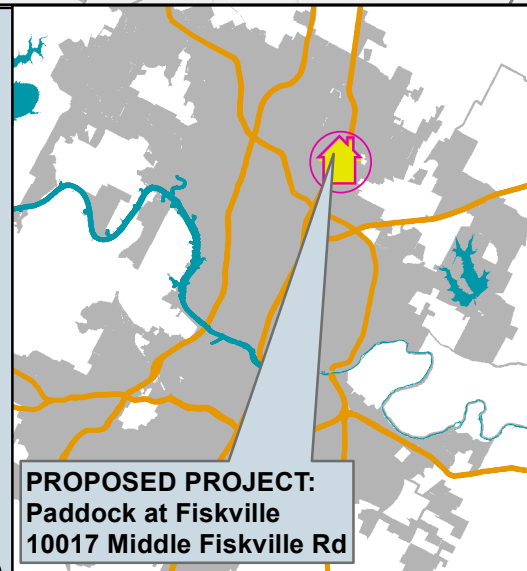
## Subsidized Housing

- Density Bonus Program
- Austin Affordable Housing Corp (AAHC)
- Austin Housing Finance Corp (AHFC)
- Housing & Urban Development Dept (HUD)
- City of Austin Housing Authority (HACA)
- Travis County Housing Authority (HATC)
- TX Dept of Housing & Community Affairs (TDHCA)
- AHFC/AAHC
- AHFC/HUD
- AHFC/TDHCA
- HATC/TDHCA
- TDHCA/HUD
- AHFC/TDHCA/HATC
- AHFC/HUD/TDHCA

Sources: HUD, 2015; COA, 2015

Basemap Source: ESRI, 2015

0 0.25 0.5  
Miles



**PROPOSED PROJECT:**  
Paddock at Fiskville  
10017 Middle Fiskville Rd